

# PROPOSED DEVELOPMENT AT THE MALTINGS, HINDERCLAY, SUFFOLK



## PRELIMINARY ECOLOGICAL APPRAISAL SUMMARY

**DRAFT**

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## CONTENTS

1.0 Executive summary

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## 1.0 EXECUTIVE SUMMARY

- 1.1 Richard Childs is preparing a planning application on behalf of Mark Lyon for a proposed extension to a barn at Beech Tree Farm, Hinderclay, Suffolk (IP22 1NF).
- 1.2 The planning Authority Mid-Suffolk District Council have requested that a Preliminary Ecological Appraisal is submitted prior to the application being determined. The survey has been completed by Philip Parker Associates.
- 1.3 The survey was undertaken by principal ecologist Philip Parker MCIEEM CEnv on the 5<sup>th</sup> August 2022.
- 1.4 The existing barn is built from a mixture of brick, render and black shiplap timbers interspaced with a mixture of doors and windows. The roof is covered with clay pantiles over breathable felt. The roof extends to a lower level on the western elevation. The building is largely used by the owner as offices for their heating business.
- 1.5 The proposed development involves the construction of a large two-storey extension off the western elevation. This will require the removal of a small pump house which is constructed of breeze block with a corrugated metal roof. Two windows are also proposed to the western elevation, no works are proposed to the eastern elevation. The proposal is to convert part of the existing building into residential accommodation and extend this into the new extension.
- 1.6 Potential for protected sites/species to be present at the site is as follows:

Description	Description	Potential effects
Protected sites	(Closest Westhall Wood and Meadow (SSSI))	No likely effects
Bats	The proposed extension will cut into the existing roof pantiles (lower-level western elevation). Provision of 2 no windows at first floor level will cover 2m <sup>2</sup> in total whilst the lower roof windows serving the main living area will cover approximately 9m <sup>2</sup> in total of which will result in the loss of pantiles. There is moderate potential for bats to occur under these tiles.	The total pantiles lost to the roof windows and new extension roof is approx. 21m <sup>2</sup> . This equates to approximately 8.5% of the entire roof all elevations (244m <sup>2</sup> in total). These tiles will no longer be available for bats to roost under. However, they do not fall at the ridge or verges (the main places used by bats on pantile roofs). If any minor roosting sites were lost, numerous alternatives exist across the rest of the roof
Badgers/water voles/otters/other mammals	The proposed extension site will result in the loss of 140m <sup>2</sup> of hard surfacing (paving and gravel)	No likely effects

Description	Description	Potential effects
Reptiles	The proposed extension site will result in the loss of 140m <sup>2</sup> of hard surfacing (paving and gravel)	No likely effects
Amphibians	Inspection of the Ordnance survey map indicates that there is one pond within 250m of the site. There are a couple of small water features stored as part of the owner's business, but these have only been in place for 2 months and are due to be removed shortly	No likely effects as the works are affecting hard surfacing

## 1.7 REQUIREMENTS FOR FURTHER SURVEY

### Bats

There is a potential impact on bats if they are roosting under tiles on the western elevation where this is affected by the new extension or proposed windows. On this basis, it could be argued that 2 activity surveys should be undertaken to confirm absence of roosting bats (BCT 2016). However, in terms of licensing, Natural England (NE) consider a single roof slope to be a single roost. As only 21m<sup>2</sup> of the roof tiles will be impacted it could be argued that any bats present in these areas would just relocate to another part of the roof. This approach would however need to be agreed with the LPA ecologist. This could only practically be undertaken once the planning application has been submitted. If they disagreed, it would then be too late to undertake any further surveys this season.

## 1.8 Phase 2 bat surveys

To date, a single bat activity survey has been undertaken at the site (23/08/22). This did not record any evidence of roosting bats, with foraging/commuting activity limited to frequent common pipistrelle foraging activity (up to two individuals) around the trees to the west. A single soprano pipistrelle additionally passed to the west on two separate occasions.

1.9 A second activity survey is due to be undertaken on the 22/09/22 providing the weather is suitable.

## 1.10 Birds

There was no obvious evidence that birds were nesting under the tiles, but this can't be completely discounted. No further surveys are required but precautionary mitigation is recommended.

**1.11 Other species**

There are no other protected species likely to be affected by the proposed development. Therefore, no further surveys are considered necessary in respect of these groups.

**1.12 Mitigation**

This will depend on the results of the further surveys (if required) but could include the following:

- Supervised roof strip (NE to be contacted if any bats or evidence of bats found during the roof strip). This should take place outside of the bat breeding season (May to August) and bird nesting season (March to August);
- Provision of bat boxes and bird nesting boxes on trees around the development site.

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